

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$43,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2004.

Notary Public

My commission expires: 10-3-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Grignon	**Flagstar Bank, FSB**	**Map 119-1, Parcel 002.00**
2158 Sadler Avenue	**P.O. Box 7026**	
Nashville, TN 37210	**Troy, MI 48007-7026**	

Davidson County DEEDWARR
Recvd: 12/22/04 13:32 2pgs
Fees:13.00 Taxes:159.10
20041222-0152267

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Claudia Bechara, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Grignon, married

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being the southerly part of Lot No. 44 on the Plan of Sadler Place, as of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee. Said part of Lot No. 44 fronts 64.5 feet on the easterly side of Sadler Avenue and runs back 165 feet, more or less on the the northerly line and 170.2 feet on the southerly line with the northerly margin of Glenrose Avenue or Mill Creek to an alley measuring 32 feet thereon.

Being the same property conveyed to Claudia Bechara by deed from Joe W. Wood, Sr. and wife, Sherri V. Wood of record in Book 10763, Page 351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.
This is improved (__x__) Unimproved (____) property, known as **2158 Sadler Avenue, Nashville, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of December, 2004.

Claudia Bechara By Karen Hoff Attorney in Fact

Claudia Bechara
By: Karen Hoff,
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Karen Hoff with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Claudia Bechara, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Claudia Bechara the within named bargainor(s) by the said Karen Hoff as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 20th day of DECEMBER, 2004.

Linda J. Norvell
NOTARY PUBLIC

My Commission Expires: 10-3-06

